

399931LB

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of October, 1998 by and between **Bowden Building Corporation**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Arthur L. Lemay and wife, Frankie A. Lemay**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Olive Branch,, County of DESOTO, State of MS:

Lot 62, Section "A", Fox Creek Subdivision, Section 30, Township 1 South, Range 5 West, as shown on plat of record in Book 56, Pages 28 and 29, in the Chancery Clerk's Office of Desoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Parcel No. 1059-3000.0-00009.00

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record in Book 334, Page 678, in Chancery Clerk's Office.

except for subdivision restrictions, building lines and easements of record as shown in Plat Book 56, Pages 28 and 29, and except for Easements of record as shown in Book 213, Page 753, Book 213, Page 756, Book 213, Page 759, Book 213, Page 762, Book 213, Page 765, Book 222, Page 89, Book 222, Page 93, Book 222, Page 96, Book 222, Page 100, Book 222, Page 103, Book 222, Page 106, all in Said Chancery Clerk's Office, and except for any 1998 Desoto County taxes not yet due and payable.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT, as set forth above and that the title and quiet possession thereto it warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bowden Building Corporation

Ryan E. Byrne
Ryan E. Byrne Assistant Secretary

STATE MS.-DESOTO CO.
FILED

OCT 21 3 40 PM '98

BK 341 PG 1060
W.E. DAVIS CH. CLK.

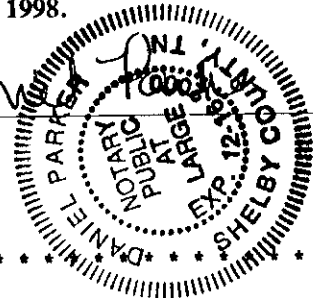
CORPORATE

STATE OF Tennessee)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ryan E. Byrne** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Assistant Secretary** (or other officer authorized to execute the instrument) of **Bowden Building Corporation**, the within named bargainor, a corporation, and that he as such **Assistant Secretary** executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Assistant Secretary**.

WITNESS my hand and Official Seal, at office this **6th** day of **October**, **1998**.

[Signature]
Notary Public



My Commission Expires: _____

Property address: **7224 Hunters Forest Drive**
Olive Branch, MS 38654
Owner's name **Arthur L. Lemay and Frankie A. Lemay**
and address: **7224 Hunters Forest Drive**
Olive Branch, MS 38654

Grantor: **758-6200**
x **758-6244**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018

Grantee: **452-9010**
x **336-4116**

This instrument prepared by:
Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138

File No: **399931LB**

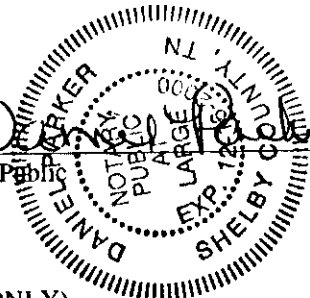
Return to: **Southern Escrow Title Company**
7515 Corporate Centre Drive
Germantown, TN 38138
901-754-2080

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$112,690.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiant

Subscribed and sworn to before me this **6th** day of **October**, **1998**.

[Signature]
Notary Public



My Commission Expires: _____

(FOR RECORDING DATA ONLY)